

**DRAFT MINUTES FOR THE REGULAR MEETING
OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE,
COMPTON, CA 90220**

Wednesday, August 15, 2012

10:00 a.m.

I. CALL TO ORDER

Tanya Ruiz, Oversight Board Staff, called the meeting to order at 10:12 a.m.

II. ROLL CALL

Present: Chair Jesenia Sanchez, Vice Chair Sweet Alice Harris, Board Member Harold C. Williams and Board Member Dr. Keith Curry

Absent: Board Member Jose Martinez and Board Member Jesus Escandón

Vacant: Board of Education Appointee

III. ADMINISTRATIVE MATTERS

- 1.** Approval of minutes from the meeting of July 18, 2012. (12-3614)

Chair Sanchez noted that page two of the July 18, 2012 meeting minutes makes reference to the name Lynne Boome. The last name is misspelled and should be corrected to read Lynne Boone.

On motion of Board Member Williams, seconded by Board Member Curry, duly carried by the following vote, the Board approved the July 18, 2012 Minutes as amended:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENTS](#)

2. Public Comment for Items on the Agenda only. (12-3616)

Barbara Calhoun, citizen of Compton and former Compton City Council Member, addressed the Board regarding the property located at 950 W. Alondra Blvd. Ms. Calhoun stated that she does not feel that the removal of debris will help to fix the property and suggested that the property be demolished. Ms. Calhoun also addressed the Board regarding Agenda Item 4 and stated that the suggested vendor, Best Restoration, already has contracts with the City of Compton on various projects. Ms. Calhoun stated that she does not feel like the vendor is doing a good job and requested that the Board further review their decision regarding the vendor.

Lynn Boone, citizen of Compton, addressed the Board and expressed her concern over the Public being allowed to address the Board on agenda items at the beginning. Ms. Boone stated that she would rather address the Board as items are being considered. She added that she was unable to locate any background information on the proposed vendors listed in Agenda Item 3, Best Restoration Services and Youth Build and questioned the Board's decision to choose two vendors that are not located in the Compton Area. In regards to Agenda Item 4, Ms. Boone stated that the proposed vendors are not located in the City of Compton and explained that contracting out is not good for the City. She requested the bids obtained for the services. In addition, Ms. Boone stated that she feels the City is not doing enough public outreach.

Board Member Williams expressed similar concerns that the audience has regarding speaking on each agenda item all at once. He recommended that the Board allow the public to speak after each agenda item, which will allow the Board time to get through the agenda. Chair Sanchez and the Board Members in attendance were in agreement.

IV. NEW BUSINESS**3. Discussion and Adoption of Resolution No. __ Authorizing and Agreement with Best Restoration Services, Inc., Youth Build and the Successor Agency for Clearance and Removal of Debris on Successor Agency Owned Property Located at 950 W. Alondra Blvd. (12-3702)**

Michael Antwine, Deputy Director of Redevelopment, provided an oral report on the property located at 950 W. Alondra Blvd. and responded to questions and concerns of the Board Members and the public.

Board Member Williams stated that he is familiar with the location of the above-mentioned property, and from street view, it did not look like there was a lot of debris. He added that he would not be able to approve the item because there are pertinent documents, such as an agreement and scope of work, not included with the staff report disseminated to the Board.

Mr. Antwine stated that the information requested by Board Member Williams is included in the resolution and once the Board obtains Legal Counsel, they will have the responsibility of drafting the agreement. He further clarified that the Board's agenda items are separate from the Successor Agency, and his staff prepares the documents for the Successor Agency as well as for the Oversight Board.

Board Member Williams further stated that he was under the impression that they are all working for the same team, which includes the citizens of Compton and the City council; therefore, all documents should mirror one another. Reports provided to the Oversight Board should not look like they come from another agency or city.

Board Member Williams also said that the role of the Oversight Board is to review the information that is provided to them by the Successor Agency and explained that the attorney who will be providing legal counsel services to the Oversight Board should ensure that the information the Successor Agency provides is in compliance with AB1484.

Mr. Antwine ensured the Board that the items and supporting documents listed on the agenda have gone through the same process as the City Council's agenda. However, any item requiring a legal overview would be provided by the Oversight Board's legal counsel.

In regards to the agenda item, Mr. Antwine emphasized that the Board is only providing authorization for staff to precede and prepare the appropriate documents for the Boards' review. The documents will be brought back to the Board with an agreement attached.

Board Member Curry pointed out that the proposal indicates a \$60,000 allocation for Youth Build, which indicates that some of the funds will be used for stipends, labor cost and materials. He questioned if there was a breakdown of the allocation. Mr. Antwine clarified that the amount was a "not to exceed" amount, and the Successor Agency will be conducting onsite inspections to ensure compliance.

Mr. Antwine stated that he will provide timelines and projected schedules of when the properties will be sold in the analysis section of the report as requested by Board Member Curry.

Board Member Williams stated that he is not advocating for Mr. Antwine to bring back every agreement to the Oversight Board, but that the staff report should include a copy of the draft agreement. He added that the staff report should also include additional information such as the scope of work, timeline of work, compensation amounts, and whether or not there is liability insurance to protect the City or Agency.

Joyce Kelly, Compton resident, provided public comment and stated that the former Compton Redevelopment Agency has caused more blight.

Barbara Calhoun, Compton resident and former Compton City Council Member, provided public comment and suggested that the Board attain Legal Counsel. She also stated that she never agreed with the City of Compton's decision to purchase the 950 W. Alondra property, and stated that she previously voted "no" while serving on the Compton City Council.

Lynn Boone, Compton resident, provided public comment and stated that a formal bid process should have been completed before selecting Youth Build as a vendor.

On motion of Board Member Curry, seconded by Vice Chair Harris, the said motion failed to carry by the following vote:

Ayes: 3 - Chair Sanchez, Vice Chair Harris and Board Member Curry

Abstentions: 1 - Board Member Williams

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

4. Agreement with Best Restoration, Lorenzo Brooks, Hooise "Papa" Cooper, Alex Landscaping and Leyva's Landscaping to Provide Landscaping And Maintenance Services For Successor Agency Owned Properties. (12-3734)

Michael Antwine, Deputy Director of Redevelopment, provided a brief background on the staff reported disseminated to the Board.

Board Member Williams inquired how the Successor Agency staff will be managing the properties. Mr. Antwine stated that the Successor Agency is down to only a few staff members and some work will be contracted out; however, staff will be monitoring on a regular basis.

On motion by Board Member Curry, seconded by Chair Sanchez, duly carried by the following votes, the Board approved Adoption of Resolution No._ Approving an Agreement with Best Restoration, Lorenzo Brooks, Hooise “Papa” Cooper, Alex Landscaping and Leyva’s Landscaping to Provide Landscaping And Maintenance Services For Successor Agency Owned Properties:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

5. Discussion and Adoption of Resolution No._ Authorizing Staff to Issue a Request for Proposal (RFP)/Request for Quotation (RFQ) for an Independent Accountant/CPA Firm for the Successor Agency. (12-3700)

Michael Antwine, Deputy Director of Redevelopment, provided a brief overview of the staff report disseminated to the Board and answered questions posed by the Board.

Chair Sanchez inquired if the Board is required to have an accountant on board by a certain date. Mr. Antwine responded that an accountant must be in place as soon as possible to meet all AB1484 deadlines and the accountant services will be paid out of the Successor Agencies’ Administrative Budget.

On motion by Board Member Curry, seconded by Vice Chair Harris, duly carried by the following votes, the Board approved Adoption of Resolution No._ Authorizing Staff to Issue a Request for Proposal (RFP)/Request for Quotation (RFQ) for an Independent Accountant/CPA Firm for the Successor Agency:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

6. Discussion and Adoption of Resolution No. __ Approving an Agreement with MDG Associates to Monitor Affordable Housing Covenants for the Successor Agency. (12-3699)

Michael Antwine, Deputy Director of Redevelopment, requested that the Board approve an Agreement with MDG Associates to monitor the Affordable Housing covenants for the Successor Agency. He explained that MDG Associates was the least expensive firm with the most experience and capacity to perform the services needed.

On motion by Vice Chair Harris, seconded by Board Member Curry, duly carried by the following votes, the Board approved Adoption of Resolution No. __ Approving an Agreement with MDG Associates to Monitor Affordable Housing Covenants for the Successor Agency:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

7. Discussion and Adoption of Resolution No. __ Approving an Agreement Between the Successor Agency and Jones Lang La Salle to Provide Professional Services in Connection with Implementing the Requirements of Assembly Bill ABX1 26 and Assembly Bill 1484. (12-3698)

Michael Antwine, Deputy Director of Redevelopment, disseminated a staff report to the Board and requested approval of an agreement with Lang La Salle to assist Successor Agency staff in preparing required documentation to the Department of Finance (DOF) in connection with ABx1 26 and AB 1484.

On motion by Vice Chair Harris, seconded by Board Member Curry, duly carried by the following votes, the Board approved Adoption of Resolution No. __ Approving an Agreement Between the Successor Agency and Jones Lang La Salle to Provide Professional Services in Connection with Implementing the Requirements of ABX1 26 and AB1484:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

8. Discussion and Adoption of Resolution No.____ Approving an Agreement with Real Solutions Consultants to perform Housing Inspection Services. (12-3742)

Michael Antwine, Deputy Director of Redevelopment, disseminated a staff report to the Board. He added that the Successor Agency currently monitors and performs inspections for over 740 housing units and activities and requested that the Board approve an agreement with Real Solutions Consultants to perform housing inspection services.

On motion by Vice Chair Harris, seconded by Board Member Curry, duly carried by the following votes, the Board approved Adoption of Resolution No._ Approving an Agreement with Real Solutions Consultants to perform Housing Inspection Services:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

9. Update on Legal Counsel Request for Proposal (RFP) . (12-3617)

Michael Antwine, Deputy Director of Redevelopment, introduced Barry Schultz of Stutz, Artiano, Shinoff, and Holtz. Mr. Schultz provided background information on his work history and provided a brief presentation on the legal services his company provides.

On motion by Vice Chair Harris, seconded by Board Member Curry, duly carried with the following votes, the Board approved Adoption of Resolution No._ Approving a Retainer Agreement with Stutz, Artiano, Shinoff, and Holtz for Legal Counsel Services to the Compton Oversight Board:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Williams and Board Member Curry

Absent: 2 - Board Member Martinez and Board Member Escandón

Vacant: 1 - Board of Education Appointee

Attachments: [SUPPORTING DOCUMENT](#)

V. DISCUSSION ITEMS

10. Oral report on the January 1, 2013 - June 30, 2013 Recognized Obligation Payment Schedule (ROPS) (12-3619)

Michael Antwine, Deputy Director of Redevelopment, provided an oral report on this item and stated that a new Recognized Obligation Payment Schedule (ROPS) template has been provided by the Department of Finance (DOF). He noted that the new format has a few changes and no longer has a monthly expenditure breakdown, but now included a six-month projected total. The January 1, 2013 through June 30, 2013 ROPS is due on September 4, 2012, and the completed ROPS will be presented to the Board for their approval at the next Special Meeting.

By Common Consent, there being no objections (Board Member's Martinez and Escandón being absent and Board of Education Appointee vacant), the Board received and filed the oral report.

11. Oral Report on the January 1, 2013 - June 30, 2013 Successor Agency Administrative Budget. (12-3618)

Michael Antwine, Deputy Director of Redevelopment, provided an oral report to the Oversight Board on the line items expected to be included in the Administrative Budget and explained that the Administrative Budget will also be a line item on the Recognized Obligation Payment Schedule. The Administrative Budget will be presented to the Board for their approval at the next meeting.

By Common Consent, there being no objections (Board Member's Martinez and Escandón being absent and Board of Education Appointee vacant), the Board received and filed the oral report.

12. Discussion on Scheduling a Special Meeting to amend the July 1, 2012 through December 31, 2012 Recognized Obligation Payment Schedule (ROPS), Approve the 2013 Administrative Budget and the January 1, 2013 - June 30, 2013 Recognized Obligation Payment Schedule (ROPS). (12-3620)

The special meeting will be scheduled via email due to no quorum present. Tentative date is August 29, 2012 at 10:00 a.m.

(Board Member Williams left the meeting at 11:42 a.m.)

VI. REPORTS

13. Report on Community Outreach for Oversight Board Meetings. (12-3621)

Chair Sanchez stated that a staff report was provided the Board prior to the meeting.

By Common Consent, there being no objection (Board Members Martinez and Escandón being absent and Board of Education Appointee vacant), the Board received and filed the staff report.

Attachments: [SUPPORTING DOCUMENT](#)

VII. MISCELLANEOUS

14. Chair and Board Member Comments. (12-3622)

There were none.

15. Matters Not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting). (12-3623)

There were none.

16. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (12-3624)

Neilja Harewood, co-founder of the California Center for Economic Initiatives (CCEI), provided public comment and requested to be added to the next meeting agenda to make a presentation to the Board on the training programs provided by CCEI. She provided a written report to the Board on behalf of her husband Bernard Peyton, co-founder of CCEI.

Joyce Kelly, Compton resident, provided public comment and voiced her concerns for the lack of maintenance of the Olympic Rings Park located in Compton.

Barbara Calhoun, Compton resident and former Compton City Council member, provided public comment and stated that she has concerns over payments that are being made to the League of CA Cities.

Lynn Boone, Compton resident, provided public comment and announced that the Oversight Board should be receiving a stipend for their time.

17. Adjournment of the Regular Meeting of August 15, 2012. (12-3625)

The meeting was adjourned at 12:04 p.m. A Special meeting of the Compton Oversight Board is tentatively scheduled for August 29, 2012 at 10:00 a.m. in the City Council Chambers, 205 South Willowbrook Avenue, Compton, CA 90220.